074.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,000 / 750,000
					USE VALUE:	750,000 / 750,000
					ASSESSED:	750,000 / 750,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZZAROTTO ALESSANDRO
Owner 2:	JAMES LUDOVICA JULIA GABRIELLA
Owner 3:	
Street 1:	51 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARMER HERBERT E III--ETAL -
Owner 2:	FARMER MARY E -
Street 1:	51 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,868 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8868.000	269,800		480,200	750,000
Total Card	0.204	269,800		480,200	750,000
Total Parcel	0.204	269,800		480,200	750,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.14 | /Parcel: 402.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46710

GIS Ref

GIS Ref

Insp Date 10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0016.0

!6195!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,800	0	8,868.	480,200	750,000	750,000	Year End Roll	12/18/2019
2019	101	FV	240,600	0	8,868.	480,200	720,800	720,800	Year End Roll	1/3/2019
2018	101	FV	237,700	0	8,868.	411,600	649,300	649,300	Year End Roll	12/20/2017
2017	101	FV	237,700	0	8,868.	384,200	621,900	621,900	Year End Roll	1/3/2017
2016	101	FV	237,700	0	8,868.	329,300	567,000	567,000	Year End	1/4/2016
2015	101	FV	214,500	0	8,868.	295,000	509,500	509,500	Year End Roll	12/11/2014
2014	101	FV	214,500	0	8,868.	273,000	487,500	487,500	Year End Roll	12/16/2013
2013	101	FV	214,500	0	8,868.	260,400	474,900	474,900		12/13/2012

PRINT

Date	Time
12/10/20	20:59:53

LAST REV

Date	Time
01/17/19	11:31:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6195

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARMER HERBERT	71984-100	1	12/7/2018		720,000	No	No		
	13320-702		10/28/1977		49,500	No	No		N

USER DEFINED

Prior Id # 1:	46710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Meas/Inspect	CC	Chris C
2/18/2009	Meas/Inspect	372	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/23/1999	Missed Appt.	267	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8868		Sq. Ft.	Site		0	70.	0.77	4									480,226						480,200	

Total AC/HA:	0.20358	Total SF/SM:	8868	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,226	Spl Credit		Total:	480,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	97000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390949
Depreciation:	121194
Depreciated Total:	269755

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

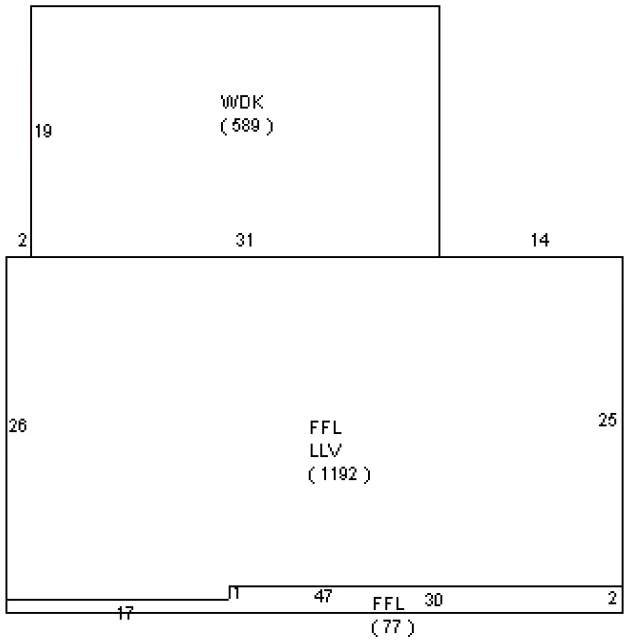
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	88.46
Final Total:	269800	Val/Su SzAd	212.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,269	128.240	162,733
LLV	Lower Level	1,192	76.460	91,142
WDK	Deck	589	7.700	4,534

Net Sketched Area:	3,050			Total:	258,409
Size Ad	1269	Gross Are	3050	FinArea	1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1994	0.00	T	20	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	